

BK0417PG0782

STATE MS. - DESOTO CO.

S02-0408

FRED A. KYZER REBECCA P. KYZER,
GRANTORS

MAY 1 8 44 AM '02

WARRANTY

TO

DEED

CAFFEY W. BROADUS,
GRANTEEBK 417 PG 782
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Fred A. Kyzer and Rebecca P. Lyzer, do hereby sell, convey, and warrant unto Caffey W. Broadus, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 10, Whitten Place Subdivision (A Minor Lot) in part of the Northeast Quarter of Section 27, Township 1 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: Beginning at the southeast corner of the northeast quarter of Section 27, Township 1 South, Range 7 West, thence north 1486.99 feet along the centerline of Malone Road to the northeast corner of lot 9 of said subdivision and the point of beginning of the following lot 10; thence north 5 degrees 00 minutes west 159.5 feet along the centerline of Malone Road to a point; thence South 5 degrees 00 minutes east 159.5 feet to a point; thence north 84 degrees 02 minutes east 436.0 feet to the point of beginning and containing 1.60 acres, less and except 0.15 acres in the right of way for said road, leaving a net acreage of 1.45 acres more or less.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2002 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 30th day of April, 2002.


Fred A. Kyzer


Rebecca P. Kyzer

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named FRED A. KYZER AND REBECCA P. KYZER, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April, 2002.

My commission expires: 5/26/2002

Grantors Address:

768 Lament M
Southaven, MS 38671
Home Phone Number: 429-4401
Business Number: 553-7854


Notary Public

Grantees Address:

7795 Malone Rd.
Olive Branch, MS 38654
Home Phone Number: 895-7883
Business Number: 366-7700

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575